1981-82

FIFTH ANNUAL REPORT

Manitoba Agricultural Lands Protection Board

MANITOBA
AGRICULTURE

MANITOBA
DEPARTMENT OF AGRICULTURE

AGRIC. LANDS PROTECTION BD.
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January 19th, 1983

The Honourable Bill Uruski
Minister of Agriculture
Province of Manitoba
165 Legislative Building
Winnipeg, Manitoba R3C 0V8

Dear Mr. Uruski:

I am pleased to present the fifth annual report of the Manitoba Agricultural Lands Protection Board for the twelve month period ending March 31st, 1982.

Respectfully submitted,

Richard Loeb

Richard Loeb, Chairman
MANITOBA AGRIC. LANDS PROTECTION BOARD

FIFTH ANNUAL REPORT 1981/82
MANITOBA AGRICULTURAL LANDS PROTECTION BOARD

The Manitoba Agricultural Lands Protection Board is a quasi-judicial body established under Section 15(1) of the Manitoba Agricultural Lands Protection Act. The Lieutenant Governor in Council may appoint not more than 5 members to assist with the administration of the Act.

BOARD MEMBERS

Richard Loeb, Chairman, Anola
Sandra Chorney, Vice-Chairman, East Selkirk
Clarke Robson, Member, Deleau
Paul Dupuis, Member, Otterburne
Walter Kolisnyk, Jr., Member, Renwer

ADMINISTRATION

J. Frank Muirhead, Executive Director
J. F. Redgwell, Solicitor, Department of Attorney-General

BACKGROUND INFORMATION

Amendments were passed at the 1980/81 Legislative Session designed to close the loopholes that had been identified. This legislation was proclaimed to be in force as of July 15th, 1981.

The board that had been appointed by the Lieutenant Governor in

Council in January, 1978, consisted of four members: Harold B. Sneath of Winnipeg was Chairman; Doug Cram of Morden was a member; John H. Harms of Steinbach was a member; Allan Rose of Carroll was Vice-Chairman and served until March, 1981, when W. Jack Wilson of Rathwell was appointed.

This board served until March, 1982. The report deals mainly with the business and administration carried on by the board.

OBJECTIVES

To compile accurate computer records of all agricultural land sales over 5 acres taken from data received from all the Manitoba land titles offices weekly; to detect suspected contraventions and to monitor trends on a municipal, crop district, and regional basis.

To administer and enforce the Manitoba Agricultural Lands Protection Act and its regulations.

SUMMARIES OF THE OPERATIONS OF THE BOARD

The board held six meetings during the fiscal year 1981/82.

At board meetings a number of investigation reports were reviewed and direction given to staff. Applications for exemptions were presented and decisions made on each case. Land prices and the monitoring of trends were reviewed. Two hearings were conducted. Recommendations were made to the Minister of Agriculture on ways to improve the legislation. Some landed immigrant proposals were considered and recommendations made subject to terms and conditions. One successful prosecution was concluded in favor of the board.

EXEMPTIONS APPROVED BY THE BOARD

Since January, 1979, the Agricultural Lands Protection Board have had available to them discretionary power to relax certain provisions of the Act. Under Manitoba Regulation 11/79, point 5, it states:

> *"Where the board is of the opinion that the public interest will not be injuriously affected, or on balance no grave harm will be done, it may upon application therefor or of its own volition and subject to such terms and conditions as it may impose, exempt a person, class of person, land or class of land from the Act or any provision thereof."*

A number of cases dealt with were considered to be "people" problems. The board considered the public interest, the citizens of Manitoba and if, by granting the request, no harm would be done or if there could in fact be a significant benefit to Manitoba.

Some examples of exemptions granted under these powers:

1. Six transfers each from different families were approved to gift land to a son, daughter, or relative living in the U.S.A.

2. A gift of marginal land to Ducks Unlimited which included a small dam.

3. Four title changes approved for U.S. residents who owned land in Canada - e.g., two brothers taking title in their own names; a man and wife to joint tenants.

4. A gift of an interest in the home farm from a father to a daughter resident in New Guinea as a missionary.

5. A land exchange to the North American Wildlife Association to assist a research program.

6. A refusal to a group of West German investors to develop cottage sites on farm land around Stewart Lake.

HEARINGS AND RULINGS BY THE BOARD

The board held a hearing based on an application to them from a corporate land purchaser who was applying to be a landed immigrant. The application under section 16(4)(e) involved a transaction that proposed the purchase of about 2,500 acres of farm land. The submission was approved with the terms and conditions being that an annual disclosure statement on a form prescribed be submitted to the board office each year.

The board held another hearing to approve a corporate land sale of about 1,300 acres to persons immigrating from West Germany. The board ruled that the sale would not contravene the Act and the applicants should be recommended for visas.

The board approved a longer than usual time period for three landed immigrant proposals and directed that this recommendation go to the federal officials.

PROSECUTION

The board had their first experience with a prosecution under the Act in the court case between Her Majesty The Queen and Hansfeld Industries Corp. and Redchild Enterprises Ltee. Both corporations were charged with the same offence. After a lengthy investigation the board decided to refer the matter to the Criminal Prosecutions Branch, Department of Attorney General, Winnipeg.

The board's Investigations Officer was instructed by the Department of Attorney General to lay charges against each company. The companies had failed to comply with requests from the board for information and documents relating to the purchase of 1,328.9 acres of farm land for a price of $888,774.

The hearing of this matter was had and taken before his Honour Judge I. V. Dubienski, a Provincial Judge in and for the Province of Manitoba, in Courtroom 3E-373 Broadway Avenue, in the City of Winnipeg, in the Province of Manitoba, on Friday, July 10, A.D. 1981, in the forenoon.

The companies advised the court through their lawyer that there would be a guilty plea to the charges. The charges alleged an offence under Section 9 of The Agricultural Lands Protection Act. The purpose of that section of the Act was to enable the Agricultural Lands Protection Board and the Minister of Agriculture to determine whether or not the acquisition of farm lands had breached the Act.

A conviction resulted and the maximum fine of $500 was assessed

against each company.

The following quotation has been taken from the Written judgment resulting from the hearing.

"THE COURT: I think that the court, when it is considering this matter, has to bear in mind the intent of the Act. It is very important. The Legislature has indicated that it is a principle that certain matters must be complied with under the Agricultural Lands Protection Act before the approval of certain transactions will be given. And what would appear to have to do with lands from twenty acres up, and in this particular case we are dealing with a fairly substantial number of acres -- in excess of thirteen hundred and almost worth a million dollars. It certainly strikes me odd that the company who is dealing in that kind of transaction would have its own records in such sloppy condition that it couldn't produce them almost on a moment's notice, up to date, disclosing what is going on.

To say that people have gone on holidays is not indicative of an administrative breakdown at that time, it is an administrative breakdown at the time when the transactions are going through, because obviously there didn't seem to be any records available then. I don't know how the company was carrying on business. The long delays and so on, it would seem to me that if I was counsel for a company and received a demand where there might be the possible setting aside of a million dollar transaction, things would move a lot faster and with a lot more accuracy than this.

I really can't have too much sympathy for the companies.

I must say I am also surprised that, bearing in mind what the Act has in comtemplation and the possibilities, I think that it is indeed fortunate for anybody who commits an infraction, that

the penalty is as low as it is. A million dollar transaction and the penalty is a maximum of $500.00, which is, to use the vernacular, "peanuts".

There seems to be a feeling abroad that some of these regulatory matters that are legislated are small impediments that are only to be broken or ignored, and if caught, well, what's a few dollars? It doesn't matter. I am not saying that it is the case here, but it is very hard for one not to come to that conclusion.

Bearing in mind the size of the transaction and the matters involved and the small penalty that is involved, I don't have any compunction in assessing a fine of $500.00, or distress in each case." - - -

THE NUMBER AND NATURE OF INQUIRIES AND INVESTIGATIONS

The board reviewed more than the usual number of complaints from various parts of the province about foreigners buying farm lands. There were fifteen cases reviewed by the board. No further action was taken because they had met the requirements of the Act.

The Investigations Officer prepared 143 investigation reports about suspected contraventions by corporations. Some 76 reports were prepared about individuals suspected of breaching the Act. From studies of these various reports the board identified these kinds of problems.

1. Canadian citizens living in other countries acting as realtors to acquire large acreages of farm land for corporate in-

vestors.

2. Canadian citizens or landed immigrants living in other provinces buying large acreages of farm land by various methods.

   a) The use of 100 per cent mortgages.

   b) Debentures registered against the land providing more than the required funds to purchase farm land.

   c) Promissory notes providing the financing.

   d) "Handshake" deals where no contravention of the law could be proven but only one share was issued to a Canadian. There was evidence that the financing was from off shore sources.

3. There were a few suspected violations by landed immigrants. A typical case would show the person had obtained status in Canada but was ordinarily resident in Europe.

   a) One large buyer lived in another part of Canada for three years, acquired Canadian citizenship, and returned to live in Europe.

   b) In some of these cases the landed immigrant represented a number of off shore investors.

   c) Usually the board could not get satisfactory information from people buying from other provinces claiming landed immigrant status.

4. From studies of many investigation reports the board concluded that there has not been a satisfactory way to restrict non-farm corporations or some out of province individuals by the methods available to them.

5. The matter of short term leases offered by foreign controlled land owners was illustrated in a number of reports.

COMMENTS ABOUT THE COMPARISON OF LAND PRICES BY CROP DISTRICT FISCAL YEAR 1980/81 with the FISCAL YEAR 1981/82

The Manitoba Department of Agriculture has for many years used crop districts as useful areas of the province for the purposes of compiling statistics. The borders of the crop districts used in statistical comparisons were revised in 1977. Each crop district was established by grouping together a number of municipalities having similar characteristics. The statistical information based on crop districts has been more meaningful and gives a better interpretation of trends than comparisons based on any single municipality.

LAND SALES BY CROP DISTRICT

Comparisons in the statistical tables for sales data on farm land bought in the various crop districts for the 1980-81 and 1981-82 fiscal years shows:

CROP DISTRICT NO. 1

TYPE OF OWNERSHIP	# OF TRANSFERS 80/81	# OF TRANSFERS 81/82	ACREAGE 80/81	ACREAGE 81/82	PURCHASE PRICE 80/81	PURCHASE PRICE 81/82	$/ACRE 80/81	$/ACRE 81/82
INDIVIDUALS	251	261	76,057	74,299	23,290,000	21,269,000	287	286
GROUPS	15	16	6,717	4,243	1,151,000	1,168,000	177	275
TRUSTEES	0	0	0	0	0	0	0	0
CORPORATIONS	23	20	9,996	6,750	4,271,000	2,806,000	355	416
TOTAL	289	297	92,870	85,292	26,600,000	25,243,000	286	296

Price Increase $10 or 3 per cent

This is the southwest corner of Manitoba including the towns of Melita, Deloraine to Killarney. In the fiscal year 1980/81 there had been a price increase of 22 per cent or $51 per acre. In the last fiscal year, 1981/82, there was only a price increase of 3 per cent or $10 per acre.

This is not an area where there have been many outside land buyers other than a few from the neighboring state of North Dakota.

CROP DISTRICT NO. 2

TYPE OF OWNERSHIP	# OF TRANSFERS 80/81	# OF TRANSFERS 81/82	ACREAGE 80/81	ACREAGE 81/82	PURCHASE PRICE 80/81	PURCHASE PRICE 81/82	$/ACRE 80/81	$/ACRE 81/82
INDIVIDUALS	281	323	76,544	89,497	18,806,000	23,750,000	246	265
GROUPS	24	16	7,144	6,729	2,196,000	1,823,000	307	271
TRUSTEES	0	2	0	1,360	0	225,000	0	165
CORPORATIONS	35	56	20,628	23,708	7,166,000	9,651,000	347	407
TOTAL	340	397	104,316	121,294	38,168,000	35,449,000	270	292

Price Increase $22 or 8 per cent

This group of municipalities includes Virden, Pipestone on the west, and goes as far as Brandon on the east. Some Key towns are Glenboro, Wawanesa, and Carberry. There is quite a variety of land in this crop district. The averages are based on all of the sales within this group of municipalities.

In 1980/81 the price increase was 23 per cent or $50 per acre; in 1981/82 the price increase was 8 per cent or $22 per acre. There was some evidence of increasing numbers of individuals, groups, and investor corporations influencing the land prices in these two fiscal years.

CROP DISTRICT NO. 3

TYPE OF OWNERSHIP	# OF TRANSFERS 80/81	# OF TRANSFERS 81/82	ACREAGE 80/81	ACREAGE 81/82	PURCHASE PRICE 80/81	PURCHASE PRICE 81/82	$/ACRE 80/81	$/ACRE 81/82
INDIVIDUAL	364	340	91,390	90,338	19,627,000	23,248,000	215	257
GROUPS	43	36	13,780	8,673	2,801,000	2,770,000	203	319
TRUSTEES	1	1	320	2,278	0	1,344,000	0	590
CORPORATIONS	22	24	7,501	10,196	2,176,000	4,910,000	290	482
TOTAL	430	401	112,991	111,485	24,604,000	32,272,000	218	289

Price Increase $71 or 33 per cent

On the west is Foxwarren, Birtle, Miniota; on the east it goes as far as Neepawa, Minnedosa, and includes the towns of Strathclair and Shoal Lake in the middle portion. In 1980/81 there had been a price increase of 12 per cent or $24 per acre. In the last fiscal year the price increased 33 per cent or $71 per acre.

CROP DISTRICT NO. 4

TYPE OF OWNERSHIP	# OF TRANSFERS 80/81	# OF TRANSFERS 81/82	ACREAGE 80/81	ACREAGE 81/82	PURCHASE PRICE 80/81	PURCHASE PRICE 81/82	$/ACRE 80/81	$/ACRE 81/82
INDIVIDUAL	179	164	43,229	37,153	6,900,000	8,551,000	160	230
GROUPS	30	29	6,501	6,654	1,297,000	1,576,000	200	237
TRUSTEES	0	0	0	0	0	0	0	0
CORPORATIONS	6	11	1,755	7,793	371,000	2,233,000	211	287
TOTAL	215	204	51,485	51,600	8,568,000	12,360,000	166	240

Price Increase $74 or 45 per cent

The towns of Rossburn, Russell, Roblin are in this crop district. Generally, the municipalities are along the extreme northwest side of the province. Corporations have not been as significant in this area although there were more of them in 1981/82 fiscal year. In 1980/81 there was a price decrease of 8 per cent or $14 per acre. The price in 1981/82 increased by 45 per cent or $74 per acre.

CROP DISTRICT NO. 5

TYPE OF OWNERSHIP	# OF TRANSFERS 80/81	# OF TRANSFERS 81/82	ACREAGE 80/81	ACREAGE 81/82	PURCHASE PRICE 80/81	PURCHASE PRICE 81/82	$/ACRE 80/81	$/ACRE 81/82
INDIVIDUAL	162	216	37,052	49,037	8,315,000	12,561,000	224	256
GROUPS	26	12	5,805	2,320	1,652,000	562,000	285	242
TRUSTEES	0	0	0	0	0	0	0	0
CORPORATIONS	7	8	1,328	2,763	833,000	1,024,000	623	371
TOTAL	195	236	44,195	54,120	10,800,000	14,147,000	244	261

Price Increase $17 or 7 per cent

The Swan River Valley area. Generally this crop district has not been influenced by foreign buyers. There have been a few farmers coming in to this area from Saskatchewan and Alberta.

The stable price levels are shown by the statistics, increases being 7 per cent or around $16 per acre in each of the fiscal years.

CROP DISTRICT NO. 6

TYPE OF OWNERSHIP	# OF TRANSFERS 80/81	# OF TRANSFERS 81/82	ACREAGE 80/81	ACREAGE 81/82	PURCHASE PRICE 80/81	PURCHASE PRICE 81/82	$/ACRE 80/81	$/ACRE 81/82
INDIVIDUALS	389	419	84,898	82,695	12,473,000	16,926,000	147	205
GROUPS	38	26	8,089	7,172	1,217,000	1,197,000	150	167
TRUSTEES	0	0	0	0	0	0	0	0
CORPORATIONS	7	8	3,527	5,066	587,000	769,000	166	152
TOTAL	434	453	96,514	94,933	14,277,000	18,892,000	148	199

Price Increase $51 or 34.4 per cent

This area takes in towns of Ethelbert, Grandview, Gilbert Plains, Dauphin, and Ste. Rose. There has been an average of about 35 outside buyers purchasing farm land in this area in the past 2 years. The acreage bought by them has increased each year with the corresponding increase in the dollar value. For example, in 1978, only $472,000 was spent by outside buyers, compared to $1.35 million in 1981.

In the 1980/81 fiscal year there was very little change in land prices, some 3 per cent increase or $5 per acre. In the fiscal year 1981/82 the increase was 34.3 per cent or $51 per acre illustrating the influence of outside investors.

CROP DISTRICT NO. 7

TYPE OF OWNERSHIP	# OF TRANSFERS 80/81	# OF TRANSFERS 81/82	ACREAGE 80/81	ACREAGE 81/82	PURCHASE PRICE 80/81	PURCHASE PRICE 81/82	$/ACRE 80/81	$/ACRE 81/82
INDIVIDUALS	413	447	87,193	89,104	33,068,000	35,284,000	379	396
GROUPS	45	50	17,805	12,033	8,001,000	5,523,000	449	459
TRUSTEES	0	3	0	2,368	0	1,383,000	0	584
CORPORATIONS	79	90	27,544	35,054	18,398,000	21,647,000	668	618
TOTAL	537	590	132,542	138,558	59,467,000	63,837,000	449	461

Price Increase $12 or 3 per cent

This area is the heart of central Manitoba with generally the prime farm land taking in Portage la Prairie, Westbourne, MacGregor on the west side, over to Holland, Treherne, St. Claude, Starbuck along #2 highway, and Sanford on #3 highway.

Non-resident buyers appeared to have influenced land prices in this area more than any other part of the province. Individuals or groups and non-farm corporations have been active buyers every year since 1978. The 1980/81 fiscal year showed a 31 per cent increase in price or $106 per acre which relates to the larger numbers of sales to non-resident buyers.

In 1981/82 there were 18,052 acres purchased by corporations for $17,461,000. The price increase per acre was only 3 per cent or $12 per acre, but the levels established are high.

CROP DISTRICT NO. 8

TYPE OF OWNERSHIP	# OF TRANSFERS 80/81	# OF TRANSFERS 81/82	ACREAGE 80/81	ACREAGE 81/82	PURCHASE PRICE 80/81	PURCHASE PRICE 81/82	$/ACRE 80/81	$/ACRE 81/82
INDIVIDUALS	507	540	82,860	99,761	43,374,000	56,655,000	523	568
GROUPS	58	55	11,033	9,082	4,755,000	5,225,000	431	575
TRUSTEES	0	0	0	0	0	0	0	0
CORPORATIONS	58	75	13,976	18,052	9,070,000	17,461,000	649	967
TOTAL	623	670	107,869	126,895	57,199,000	79,341,000	530	625

Price Increase $95 or 18 per cent

This district includes such towns as Altona, Carman, Morden, Manitou, Winkler, Pilot Mound, Roland, Somerset. Some local farmers decided to meet the competition of foreign investors by paying as high as $1,400 to $1,600 per acre in the 1981/82 fiscal year. The highest average prices have been in the municipalities of Rhineland, Stanley, and Roland.

In the 1980/81 fiscal year the price increase was 10 per cent or $58 per acre. In the 1981/82 fiscal year the price increase was 18 per cent or $95 per acre. The higher dollar figures per acre result from the higher base of overall land prices in this crop district. This area of the province was one of the first to have a number of purchases of farm land by foreign investors. In the recent year local farmers would meet the prices that outside investors were willing to pay.

CROP DISTRICT NO. 9

TYPE OF OWNERSHIP	# OF TRANSFERS 80/81	# OF TRANSFERS 81/82	ACREAGE 80/81	ACREAGE 81/82	PURCHASE PRICE 80/81	PURCHASE PRICE 81/82	$/ACRE 80/81	$/ACRE 81/82
INDIVIDUALS	484	445	55,601	46,335	28,640,000	28,523,000	515	616
GROUPS	47	57	8,380	5,928	3,265,000	3,990,000	390	673
TRUSTEES	3	0	713	0	504,000	0	707	0
CORPORATIONS	58	90	21,857	19,897	12,382,000	18,528,000	567	931
TOTAL	592	592	86,551	72,160	47,791,000	51,041,000	518	707

Price Increase $189 or 36.4 per cent

The area east of the City of Winnipeg, including Beausejour, Dugald, Oakbank, Ste. Anne, Steinbach, St. Pierre through to Dominion City and as far south as Emerson on the east side of the Red River.

The corporate buyers, by using Manitoba or Canadian companies, participated very strongly in this eastern region of the province. These companies will show a Canadian citizen or landed immigrant in charge.

In the 1980/81 fiscal year the price increase was 17 per cent or $75 per acre. In the most recent fiscal year 1981/82 the price increased by $189 per acre or 36.4 per cent. The records show higher number of sales to foreign investors usually buying through Canadian citizens acting for them by using Manitoba corporations.

CROP DISTRICT NO. 10

TYPE OF OWNERSHIP	# OF TRANSFERS 80/81	# OF TRANSFERS 81/82	ACREAGE 80/81	ACREAGE 81/82	PURCHASE PRICE 80/81	PURCHASE PRICE 81/82	$/ACRE 80/81	$/ACRE 81/82
INDIVIDUALS	219	215	35,189	30,891	8,464,000	5,769,000	421	187
GROUPS	31	26	5,265	3,317	1,119,000	588,000	213	177
TRUSTEES	1	0	266	0	100,000	0	376	0
CORPORATIONS	9	28	1,974	11,143	649,000	3,614,000	329	324
TOTAL	260	269	42,694	45,351	10,332,000	9,971,000	242	220

Price Decrease $22 or 10 per cent

The southeastern part of Manitoba which takes in Lac du Bonnet, Pinawa on the north, Whitemouth and the L.G.D.'s of Reynolds and Piney, and Sprague in the southern part.

This region had an increased number of corporate buyers from 9 in the previous fiscal year to 38 in the fiscal year 1981/82. In the 1980/81 fiscal year the price increase was 29 per cent or $55 per acre. In 1981/82 there was a definite slackening off of buying that resulted in a 10 per cent price decrease or by $22 per acre.

CROP DISTRICT NO. 11

TYPE OF OWNERSHIP	# OF TRANSFERS 80/81	# OF TRANSFERS 81/82	ACREAGE 80/81	ACREAGE 81/82	PURCHASE PRICE 80/81	PURCHASE PRICE 81/82	$/ACRE 80/81	$/ACRE 81/82
INDIVIDUALS	293	298	34,835	37,814	13,191,000	14,826,000	379	392
GROUPS	47	51	6,700	5,858	3,289,000	2,516,000	491	429
TRUSTEES	0	0	0	0	0	0	0	0
CORPORATIONS	44	27	16,213	5,265	11,817,000	4,627,000	729	879
TOTAL	382	376	57,748	48,937	28,297,000	21,969,000	490	449

Price Decrease $41 or 9 per cent

This district was established to include the lower part of the Interlake Region. Corporate buyers have been quite significant in this crop district. There has continually been speculative buying in the areas within 25 miles of Winnipeg.

In the 1980/81 fiscal year the price increased $32 per acre or 7 per cent. In 1981/82 there was a slight decrease of 9 per cent or $41 per acre.

CROP DISTRICT NO. 12

TYPE OF OWNERSHIP	# OF TRANSFERS 80/81	# OF TRANSFERS 81/82	ACREAGE 80/81	ACREAGE 81/82	PURCHASE PRICE 80/81	PURCHASE PRICE 81/82	$/ACRE 80/81	$/ACRE 81/82
INDIVIDUALS	370	447	74,489	86,276	8,618,000	12,702,000	116	147
GROUPS	45	56	10,657	11,504	1,114,000	2,169,000	105	189
TRUSTEES	0	0	0	0	0	0	0	0
CORPORATIONS	18	18	8,887	24,633	1,655,000	2,301,000	186	93
TOTAL	433	521	94,033	122,413	11,387,000	17,172,000	121	140

Price Increase $19 or 16 per cent

This includes the upper part of the Interlake Region. Some towns in it are St. Laurent, Lundar, Eriksdale, Ashern, Moosehorn, Fisher Branch.

In 1981 the dollar value of land purchased by corporate buyers was $1.56 million. This included one large sale to an outside corporation that purchased about 21,000 acres of land. In the fiscal year 1980/81 there was no price increase or decrease. However, in the fiscal year 1981/82 the price increased by 16 per cent or $19 per acre. These figures reflect the lower dollar base of the average price of land in that area of Manitoba.

WINNIPEG AREA

TYPE OF OWNERSHIP	# OF TRANSFERS 80/81	# OF TRANSFERS 81/82	ACREAGE 80/81	ACREAGE 81/82	PURCHASE PRICE 80/81	PURCHASE PRICE 81/82	$/ACRE 80/81	$/ACRE 81/82
INDIVIDUALS	10	11	1,947	1,390	2,560,000	1,885,000	1,315	1,356
GROUPS	2	1	660	1,235	384,000	1,680,000	582	1,360
TRUSTEES	0	0	0	0	0	0	0	0
CORPORATIONS	2	3	174	225	475,000	771,000	2,730	3,427
TOTAL	14	15	2,781	2,850	3,419,000	4,336,000	1,229	1,521

Price Increase $292 or 24 per cent

For our statistics we have set out an area that circles the City of Winnipeg. In this area the price decreased 14 per cent or $167 per acre in 1980/81. In the 1981/82 fiscal year it increased by 24 per cent or $292 per acre.

The board office has used this area for any land located within the actual boundaries of the City of Winnipeg. Section 1(1)(b) of the Manitoba Agricultural Lands Protection Act exempts all lands within the boundaries of a city, town, or village.

The land situated in the additional zone surrounding the City of Winnipeg is affected by city land planning. Land located in the additional zone has been subject to compliance under the Agricultural Lands Protection Act.

L.G.D. CONSOL (The Pas)

TYPE OF OWNERSHIP	# OF TRANSFERS 80/81	# OF TRANSFERS 81/82	ACREAGE 80/81	ACREAGE 81/82	PURCHASE PRICE 80/81	PURCHASE PRICE 81/82	$/ACRE 80/81	$/ACRE 81/82
INDIVIDUALS	25	37	5,201	7,742	1,741,000	2,478,000	335	320
GROUPS	1	2	640	309	16,000	170,000	25	550
TRUSTEES	0	0	0	0	0	0	0	0
CORPORATIONS	1	3	6	1,412	40,000	396,000	6,667	280
TOTAL	27	42	5,847	9,463	1,797,000	3,044,000	307	322

Price Increase $15 or 5 per cent

Corporate buyers were of some significance in this agricultural area of the province which is not in any specific crop district.

The 1980/81 statistics show a great jump in land prices of $129 per acre or 72 per cent. In 1981/82 prices levelled off at a 5 per cent increase or at $15 per acre.

UNORGANIZED TERRITORY

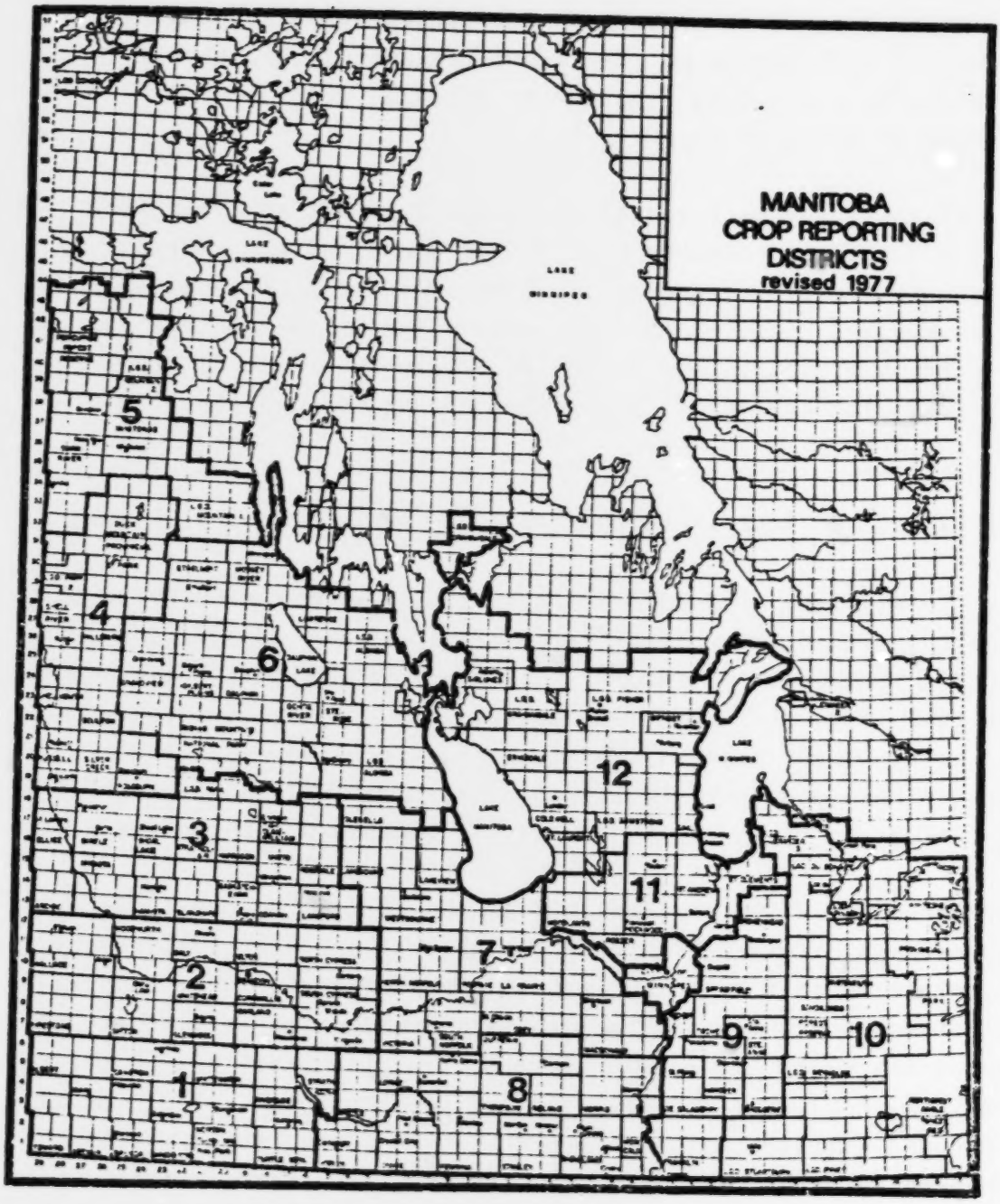
TYPE OF OWNERSHIP	# OF TRANSFERS 80/81	# OF TRANSFERS 81/82	ACREAGE 80/81	ACREAGE 81/82	PURCHASE PRICE 80/81	PURCHASE PRICE 81/82	$/ACRE 80/81	$/ACRE 81/82
INDIVIDUALS	23	34	5,701	4,988	500,000	424,000	88	85
GROUPS	3	9	604	3,890	95,000	199,000	157	51
TRUSTEES	0	0	0	0	0	0	0	0
CORPORATIONS	3	6	562	3,398	130,000	396,000	231	117
TOTAL	29	49	6,867	12,276	725,000	1,019,000	106	83

Price decrease $23 or 28 per cent

SUMMARY OF ALL CROP DISTRICTS

TYPE OF OWNERSHIP	# OF TRANSFERS 80/81	# OF TRANSFERS 81/82	ACREAGE 80/81	ACREAGE 81/82	PURCHASE PRICE 80/81	PURCHASE PRICE 81/82	$/ACRE 80/81	$/ACRE 81/82
INDIVIDUALS	3,955	4,175	792,185	827,320	228,121,000	264,849,000	288	320
GROUPS	448	440	109,878	88,946	32,412,000	31,153,000	295	350
TRUSTEES	5	6	1,299	6,006	604,000	2,952,000	465	492
CORPORATIONS	366	460	135,940	175,355	62,295,000	91,124,000	510	520
TOTAL	4,774	5,081	1,039,302	1,097,627	330,432,000	390,088,000	318	355

Price Increase $37 or 12 per cent


MANITOBA
CROP REPORTING
DISTRICTS
revised 1977
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12

NON RESIDENT PURCHASERS OF FARM LAND

The board's statistical records identified 4,955 acres purchased by individuals or groups not resident in Manitoba. The value of this land was reported to be $4.34 million or an average of $876 per acre.

The statistics identified by investigations and analysis show 54,363 acres purchased by Manitoba or Canadian corporations using off shore finances of $20.37 million to acquire this land at an average price of $375 per acre. Prices ranged from $40 an acre on marginal land in the Interlake Region to $1,200 to $1,320 in the R.M.'s of Cartier and Portage la Prairie.

IMMIGRATION OF SELF-EMPLOYED FARMERS TO MANITOBA

The board office continued to have regular contacts with the Foreign Service Liaison Officer of Employment & Immigration Canada, Winnipeg. To qualify, self-employed farmers coming to Manitoba from other countries are required to have a legal agreement to purchase a suitable farm. It is necessary for them to have practical knowledge of farming, sufficient financial resources, and to have the ability to conduct a farm business.

The Executive Director continued as the designated person to represent Manitoba Agriculture on liaison work with immigration officials re self-employed farmers. Farmers from other countries can arrange to purchase suitable farms subject to complying with the Agricultural Lands Protection Act. Title shall not be taken until the applicant becomes a landed immigrant to Canada. About a hundred families immigrated here in the fiscal year as self-employed farmers. The majority have been from West Germany, Britain, Austria or Holland. The families are widely dispersed through different regions of Manitoba.

LANDED IMMIGRANT PURCHASES

Comparisons in the statistical tables for sales data on farm land bought by landed immigrants for the 1980/81 and 1981/82 fiscal years shows:

REGION	# OF TRANSFERS		ACREAGE		PURCHASE PRICE		$/ACRE	
	80/81	81/82	80/81	81/82	80/81	81/82	80/81	81/82
NORTHWEST	5	12	2,111	4,961	612,500	1,521,812	290	307
SOUTHWEST	18	23	7,986	10,712	3,720,505	3,958,750	466	370
CENTRAL	52	36	19,768	10,834	14,782,396	8,209,986	748	758
EASTERN	45	43	14,394	10,970	10,424,783	7,079,697	724	645
INTERLAKE	16	17	5,570	7,035	1,394,730	3,763,000	250	535
WINNIPEG	1	2	134	205	234,800	221,000	1,759	1,078
TOTAL	137	133	49,963	44,718	31,169,713	24,754,245	624	554

Price Decrease $70 or 13 per cent

CORPORATE PURCHASERS

Comparisons in the statistical tables for sales data on farm land bought by corporate purchasers for the 1980/81 and 1981/82 fiscal years shows:

REGION	# OF TRANSFERS 80/81	# OF TRANSFERS 81/82	ACREAGE 80/81	ACREAGE 81/82	PURCHASE PRICE 80/81	PURCHASE PRICE 81/82	$/ACRE 80/81	$/ACRE 81/82
NORTHWEST	24	29	5,966	13,057	1,878,000	3,883,000	315	297
SOUTHWEST	80	106	37,824	45,418	12,839,000	18,760,000	339	413
CENTRAL	134	158	42,482	52,319	27,470,000	38,254,000	647	731
EASTERN	67	115	23,831	31,040	13,030,000	22,142,000	547	713
INTERLAKE	59	47	24,867	33,011	10,469,000	6,811,000	421	206
WINNIPEG	8	7	971	510	3,608,000	1,284,000	3,716	2,518
TOTAL	366	460	135,940	175,355	62,395,000	91,134,000	510	520

Price Increase $10 or 2 per cent

INDIVIDUAL PURCHASERS

Comparisons in the statistical tables for sales data on farm land bought by individual purchasers for the 1980/81 and 1981/82 fiscal years shows:

REGION	# OF TRANSFERS 80/81	# OF TRANSFERS 81/82	ACREAGE 80/81	ACREAGE 81/82	PURCHASE PRICE 80/81	PURCHASE PRICE 81/82	$/ACRE 80/81	$/ACRE 81/82
NORTHWEST	748	827	172,729	178,834	30,470,000	41,734,000	176	233
SOUTHWEST	909	929	247,018	255,170	60,960,000	68,800,000	247	270
CENTRAL	912	988	164,678	185,623	74,718,000	90,187,000	454	486
EASTERN	702	658	90,790	77,226	37,104,000	34,291,000	409	444
INTERLAKE	676	771	114,695	128,924	22,043,000	27,651,000	192	214
WINNIPEG	18	15	2,276	1,452	2,826,000	2,182,000	1,242	1,503
TOTAL	3,955	4,175	792,185	827,320	228,121,000	264,849,000	288	320

Price Increase $32 or 11 per cent

MANITOBA
AGRICULTURE
Regional Map
NORTHWEST
Dauphin
INTERLAKE
Arborg
Brandon
SOUTHWEST
Portage
CENTRAL
Winn.
Beausejour
EASTERN

LAND SALES BY REGION

Comparisons in the statistical tables for sales data on farm land bought in the six regions for the 1980-81 and 1981-82 fiscal years shows:

NORTHWEST REGION

TYPE OF OWNERSHIP	# OF TRANSFERS 80/81	# OF TRANSFERS 81/82	ACREAGE 80/81	ACREAGE 81/82	PURCHASE PRICE 80/81	PURCHASE PRICE 81/82	$/ACRE 80/81	$/ACRE 81/82
INDIVIDUALS	748	827	172,729	178,834	30,470,000	41,734,000	176	233
GROUPS	94	66	22,358	15,653	4,572,000	3,479,000	167	222
TRUSTEES	0	0	0	0	0	0	0	0
CORPORATIONS	24	29	5,966	13,057	1,878,000	3,883,000	224	297
TOTAL	866	922	201,053	207,544	36,920,000	49,096,000	184	237

Price Increase $53 or 29 per cent

SOUTHWEST REGION

TYPE OF OWNERSHIP	# OF TRANSFERS 80/81	# OF TRANSFERS 81/82	ACREAGE 80/81	ACREAGE 81/82	PURCHASE PRICE 80/81	PURCHASE PRICE 81/82	$/ACRE 80/81	$/ACRE 81/82
INDIVIDUALS	909	929	247,018	255,170	60,969,000	68,800,000	247	270
GROUPS	82	69	27,901	20,828	6,134,000	6,084,000	220	292
TRUSTEES	1	3	320	3,638	0	1,569,000	0	431
CORPORATIONS	80	106	37,824	45,418	12,839,000	18,760,000	339	413
TOTAL	1,072	1,107	313,063	325,054	79,933,000	95,213,000	255	293

Price Increase $38 pr 15 per cent

CENTRAL REGION

TYPE OF OWNERSHIP	# OF TRANSFERS 80/81	# OF TRANSFERS 81/82	ACREAGE 80/81	ACREAGE 81/82	PURCHASE PRICE 80/81	PURCHASE PRICE 81/82	$/ACRE 80/81	$/ACRE 81/82
INDIVIDUALS	912	988	164,678	185,623	74,718,000	90,187,000	454	486
GROUPS	101	103	27,354	20,733	12,441,000	10,449,000	455	504
TRUSTEES	0	3	0	2,368	0	1,383,000	0	584
CORPORATIONS	134	158	42,482	52,319	27,470,000	38,254,000	647	731
TOTAL	1,147	1,255	234,514	261,043	114,629,000	140,273,000	489	537

Price Increase $48 or 10 per cent

EASTERN REGION

TYPE OF OWNERSHIP	# OF TRANSFERS 80/81	# OF TRANSFERS 81/82	ACREAGE 80/81	ACREAGE 81/82	PURCHASE PRICE 80/81	PURCHASE PRICE 81/82	$/ACRE 80/81	$/ACRE 81/82
INDIVIDUAL	702	658	90,790	77,226	37,104,000	34,291,000	409	444
GROUPS	78	83	13,645	9,245	4,383,000	4,577,000	321	495
TRUSTEES	4	0	979	0	604,000	0	617	0
CORPORATIONS	67	115	23,831	31,040	13,030,000	22,142,000	547	713
TOTAL	851	856	129,245	117,511	55,121,000	61,010,000	426	519

Price Increase $93 or 22 per cent

INTERLAKE REGION

TYPE OF OWNERSHIP	# OF TRANSFERS 80/81	# OF TRANSFERS 81/82	ACREAGE 80/81	ACREAGE 81/82	PURCHASE PRICE 80/81	PURCHASE PRICE 81/82	$/ACRE 80/81	$/ACRE 81/82
INDIVIDUALS	676	771	114,695	129,017	22,043,000	27,655,000	192	214
GROUPS	87	116	17,272	21,252	3,718,000	4,883,000	215	230
TRUSTEES	0	0	0	0	0	0	0	0
CORPORATIONS	59	47	24,867	33,011	10,469,000	6,811,000	421	206
TOTAL	822	932	156,834	183,187	36,230,000	39,345,000	231	215

Price Decrease $16 or 7 per cent

WINNIPEG AREA

TYPE OF OWNERSHIP	# OF TRANSFERS 80/81	# OF TRANSFERS 81/82	ACREAGE 80/81	ACREAGE 81/82	PURCHASE PRICE 80/81	PURCHASE PRICE 81/82	$/ACRE 80/81	$/ACRE 81/82
INDIVIDUALS	18	15	2,276	1,452	2,826,000	2,182,000	1,242	1,503
GROUPS	8	1	1,348	1,235	1,163,000	1,680,000	863	1,360
TRUSTEES	0	0	0	0	0	0	0	0
CORPORATIONS	8	7	971	510	3,608,000	1,284,000	3,716	2,518
TOTAL	34	23	4,595	3,197	7,597,000	5,146,000	1,653	1,610

Price Decrease $43 or 3 per cent

SUMMARY OF ALL REGIONS

TYPE OF OWNERSHIP	# OF TRANSFERS 80/81	# OF TRANSFERS 81/82	ACREAGE 80/81	ACREAGE 81/82	PURCHASE PRICE 80/81	PURCHASE PRICE 81/82	$/ACRE 80/81	$/ACRE 81/82
INDIVIDUALS	3,955	4,175	792,185	827,320	228,121,000	264,849,000	288	320
GROUPS	448	440	109,878	88,946	32,412,000	31,153,000	295	350
TRUSTEES	5	6	1,299	6,006	604,000	2,952,000	465	492
CORPORATIONS	366	460	135,940	175,355	69,295,000	91,134,000	510	520
TOTAL	4,774	5,081	1,039,302	1,097,627	330,432,000	390,088,000	318	355

Price Increase $37 or 12 per cent

SUMMARY COMMENTS

Section 82 of The Real Property Act is companion legislation that operates with the Manitoba Agricultural Lands Protection Act as amended and proclaimed to be in force July 15th, 1981.

A District Registrar shall not accept a transfer of land, an agreement for sale or a caveat unless it is accompanied with the prescribed statutory declaration form. Since November, 1978, the prescribed form 1 has been used for individual p r-chasers and form 2 for corporate purchasers.

The declarations have been mailed weekly to the board office from all land titles offices. The data has been computerized and provides the initial information base for the administration of the Act. The system continued with the good cooperative arrangement between the District Registrars and staffs of the land titles offices re Section 82 of The Real Property Act.

The past fiscal year has shown a continuing high volume of farm land sales. There were 5,081 transfers to record the sales of 1,097,627 acres for a sworn value of $390,088,000. It is significant to note that the dollar amount is a record for Manitoba, being some $60 million higher than the previous year for a similar acreage.

The overall average for the Province of Manitoba considering all sales showed an increase of 12 per cent or $37 per acre.